



42 Peel Court

College Way, Welwyn Garden City,
Hertfordshire, AL8 6DG
£270,000

country
properties

A beautifully presented one bedroom second floor retirement apartment situated within the highly regarded Peel Court development, an exclusive McCarthy Stone Retirement Living Plus development designed specifically for the over 70s. Ideally positioned 150m from Waitrose, 200m from John Lewis, 500m to train station, the development offers residents independent living with the reassurance of on-site support, communal facilities and a welcoming community atmosphere, the flat itself is located on the end of the block with a triple aspect making this one of the more appealing 1 bedroom apartments available in the block.

- House Manager and 24-hour emergency care line
- Lift access to all floors
- Residents' parking available
- Guest suite for visiting family and friends
- Mobility scooter storage and charging room
- Beautifully maintained communal areas and gardens
- Convenient access to Welwyn Garden City town centre and transport links
- As a resident you have access to McCarthy Stone developments and services throughout the UK

Entrance hall

A welcoming and spacious entrance hall providing access to all principal rooms. Large built-in storage cupboard together with additional utility/storage space, wall mounted emergency pull cord system, intercom entry phone and neutral décor with fitted carpet continuing throughout much of the apartment.

Living Room

A particularly generous and bright dual aspect living/dining room offering ample space for both lounge and dining furniture. Large windows provide plenty of natural light and pleasant outlooks across the development. Feature electric fireplace, fitted carpets and glazed door opening through to the kitchen create a sociable and practical living space ideal for everyday comfort and entertaining.



Kitchen

A well appointed fitted kitchen comprising a comprehensive range of modern wall and base units with contrasting work surfaces. Integrated oven, electric hob with extractor hood above, sink unit and space for appliances. Tiled flooring and tiled splashbacks complement the room, whilst the layout offers practicality and ease of use.

Bedroom

An excellent sized double bedroom with fitted mirrored wardrobes providing extensive storage. Large window allowing for plenty of natural light and ample space for additional bedroom furniture. A calm and comfortable room overlooking surroundings.

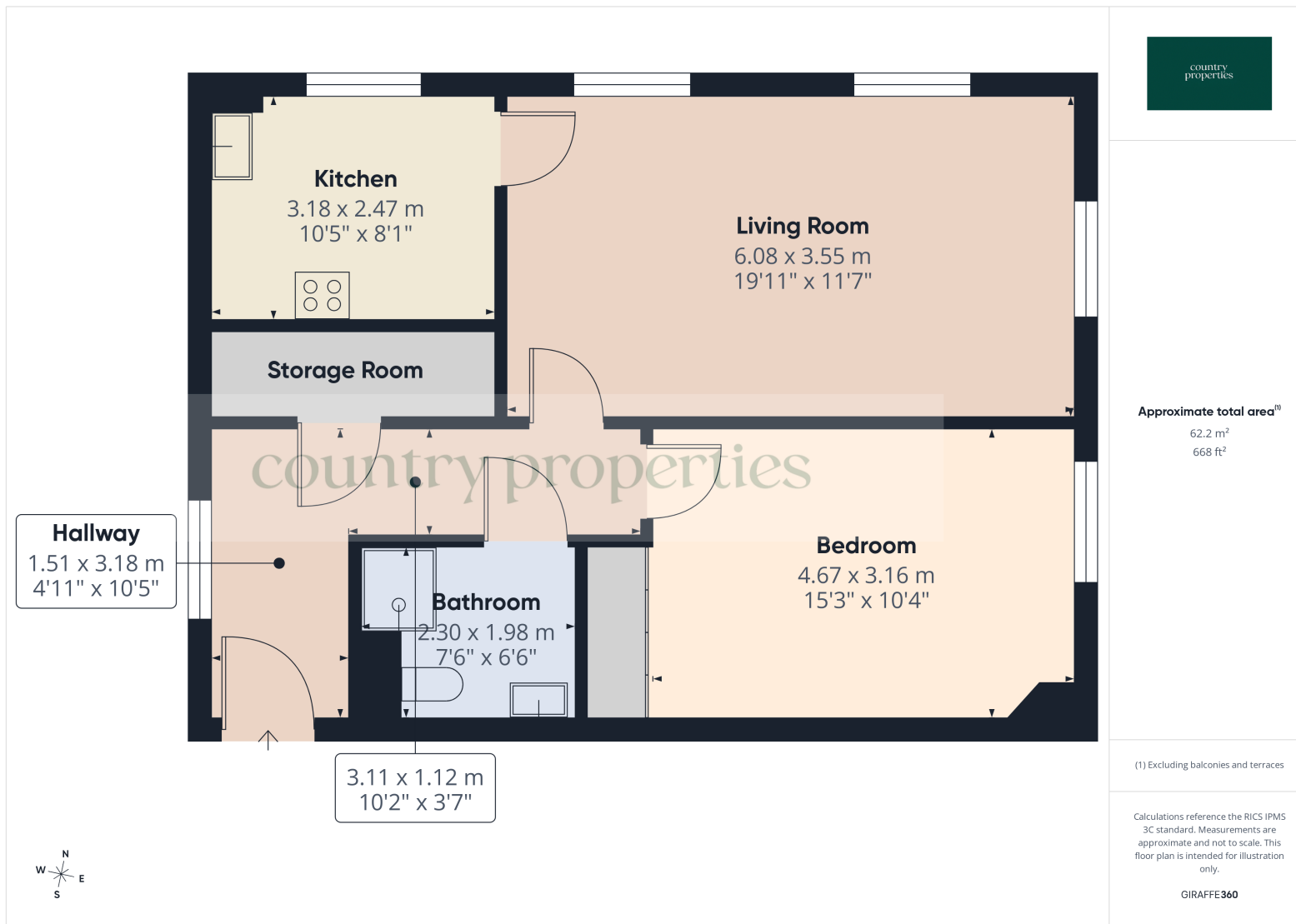
Wetroom

A spacious and well designed fully tiled wet room fitted with a walk-in shower area, WC and vanity wash hand basin with storage beneath. Designed with accessibility in mind and benefiting from grab rails, non-slip flooring and easy access shower facilities.

The development

Peel Court is a sought-after Retirement Living Plus development constructed by McCarthy Stone for residents aged 70 and over. The development combines independent living with additional care and support services available if required. Residents enjoy access to a communal homeowners' lounge, restaurant, laundry room, landscaped gardens and a programme of social activities, creating a safe, secure and friendly environment.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	74	74
	EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwyn@country-properties.co.uk

www.country-properties.co.uk

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